



## **Request for City Council Committee Action from the Department of Community Planning & Economic Development – Planning Division**

Date: January 7, 2013

To: Council Member Gary Schiff, Chair of Zoning and Planning Committee

Referral to: Zoning and Planning Committee

**Subject:** Referral from the December 3, 2012 City Planning Commission Meeting

**Recommendation:** See report from the City Planning Commission

**Prepared by:** Lisa Baldwin, Planning Commission Committee Clerk (612-673-3710)

**Approved by:** Hilary Dvorak, Interim Planning Manager, CPED Planning-Development Services

**Presenter in Committee:**

6. The Malt Shop, BZZ-5580, 809 W 50th St, Becca Farrar, Senior Planner, 673-3594  
11. 3605 4th Ave S, BZZ-5849, 3605 4th Ave S, Shanna Sether, Senior Planner, 673-2307  
15. The 155, BZZ-5829 and PL-271, 312 Central Ave SE, Janelle Widmeier, Senior Planner, 673-3156  
16. 315 27th Avenue SE, BZZ-5848, 315 27th Ave SE, Kimberly Holien, City Planner, 673-2402

**Community Impact (use any categories that apply)**

Other: See staff report(s) from the City Planning Commission

**Background/Supporting Information Attached**

The attached report summarizes the actions taken at the City Planning Commission meeting held on December 3, 2012. The findings and recommendations are respectfully submitted for the consideration of your Committee.

**REPORT of the  
CITY PLANNING COMMISSION  
of the City of Minneapolis**

The Minneapolis City Planning Commission, at its meeting on December 3, 2012 took action to **submit the attached comment** on the following items:

**6. The Malt Shop (BZZ-5580, Ward: 13), 809 W 50<sup>th</sup> St ([Becca Farrar](#)).**

**A. Rezoning:** Application by Richard Henke for a petition to rezone the property located at 809 W 50<sup>th</sup> St from the R1 (Single-family) District to the C1 (Neighborhood Commercial) District in order to legalize the existing nonconforming commercial use of the property as the Malt Shop. The applicant further proposes to convert the basement to a banquet room for the facility.

**Action:** The City Planning Commission recommended that the City Council adopt the findings and **approve** the rezoning petition to change the zoning classification of the property located at 809 W 50th St from the R1(Single-family) District to the C1 (Neighborhood Commercial) District.

Approved on consent 7-0; Kronzer absent.

**11. 3605 4<sup>th</sup> Ave S (BZZ-5849, Ward: 8), 3605 4<sup>th</sup> Ave S (Shanna Sether).**

**A. Rezoning:** Application by Alioune Thiam for a rezoning petition to change the zoning classification for the property located at 3605 4<sup>th</sup> Ave S from R1A Single-Family District and R2B Two-Family District to R3 Multiple Family District.

**Action:** The City Planning Commission recommended that the City Council adopt the findings and approve the rezoning petition to change the zoning classification for 3605 4th Ave S from R1A Single-Family District and R2B Two-Family District to R3 Multiple Family District.

Approved on consent 7-0; Kronzer absent.

**15. The 155 (BZZ-5829 and PL-271, Ward: 3), 312 Central Ave SE (Janelle Widmeier).**

**A. Rezoning:** Application by Wes Pfeifer with UrbanWorks Architecture, on behalf of Ivy Properties, for a petition to rezone the property located at 312 Central Ave SE from C2 Neighborhood Corridor Commercial District to C3A Community Activity Center District (no change to the overlay districts is proposed) to allow a new 6-story mixed use building with 81 dwelling units.

**Action:** The City Planning Commission recommended that the City Council adopt the findings and approve the petition to rezone the property of 312 Central Ave SE from C2 Neighborhood Corridor Commercial District to C3A Community Activity Center District.

**Aye:** Cohen, Huynh, Mammen, Schiff, Tucker and Wielinski

**Motion passed 6-0; Luepke-Pier not present for the vote.**

**16. 315 27<sup>th</sup> Avenue SE (BZZ-5848, Ward: 2), 315 27<sup>th</sup> Ave SE (Kimberly Holien).**

**A. Rezoning:** Application by Carol Lansing, on behalf of CPM Development, for a rezoning from I1, Light Industrial to C4, General Commercial district, retaining the PO and UA Overlay districts for the property located at 315 27th Ave SE, in the I1, Light Industrial district, PO Pedestrian Oriented Overlay district and UA, University Area Overlay district.

**Action:** The City Planning Commission recommends that the City Council adopt the findings and deny the application for rezoning from the I1, Light Industrial district to the C4, General Commercial district for the property located at 315 27th Ave SE.

**Aye:** Cohen, Huynh, Mammen, Schiff and Wielinski

**Motion passed 5-0; Motzenbecker recused; Luepke-Pier not present for the vote.**